



GRASSROOTS
REALTY GROUP

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1048A 16 Street NE
Calgary, Alberta

MLS # A2285617



\$425,000

Division:	Mayland Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	911 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Ov		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Lawn, Level, Street Lighting		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Convection Oven/Microwave Unit, Fire pit in backyard

Incredible opportunity for investors or first-time buyers! This semi-detached bungalow offers separate up-and-down living spaces with private entries, featuring two bedrooms on each level (four total) and separate laundry for added convenience. The bright main floor welcomes you with a spacious living room showcasing hardwood floors and a large west-facing window that fills the space with natural light. The functional kitchen and dining area overlook the backyard and include a stacked washer and dryer. Two generously sized bedrooms with laminate flooring and a full bathroom complete the main level. The fully developed basement features a 2 bedroom, 1 bathroom illegal suite with a separate exterior entrance, kitchen, full bathroom, living area, and its own laundry, ideal for extended family or rental potential. Situated on a corner lot, the property offers added privacy and a fenced backyard leading to the heated oversized double garage, a rare bonus in this price range. Ideally located just 10 minutes to downtown and steps to Deerfoot Athletic Park, with quick access to 16th Ave NE, Deerfoot Trail, public transit, schools, shopping, and Deerfoot City. An excellent opportunity to build equity or generate income in a well-connected inner-city location.